



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 02, 2012
1204-PUD-04
Exhibit 1

Petition Number: 1204-PUD-04

Subject Site Address: Northeast Corner of Springmill Road and Spring Lake Drive.

Petitioner: WLB Associates, INC.

Request: WLB Associates, Inc. requests amendments to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 acres to approximately 12 acres and to modify the building materials requirement.

Current Zoning: SF-A

Current Land Use: Residential Subdivision

Approximate Acreage: 5 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Maples at Springmill PUD (Ord. 10-14), Approved August 09, 2010.
4. Petitioner's Proposal

Staff Reviewer: Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the March 12, 2012 City Council meeting and received a public hearing at the March 19, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

- The recommendation from the APC to the City Council may be made at the April 2, 2012 APC meeting.

Project Overview

Project Location

The property ("Property") is located on approximately 5 acres to the northeast of Springmill Road and Silver Lake Drive.

Project Description

The proposed Planned Unit Development (“PUD”) expansion would allow up to twenty four (24) single family detached units along Spring Lake Drive and Maple View Drive within Section 2 of the Maples at Springmill Subdivision. The entire property was originally zoned Single-Family Attached (“SF-A”) and permitted the Maples at Springmill Subdivision one-hundred and twenty (120) single-family attached dwelling units in 2006. In 2010, seven (7) acres of the development, as referenced in Exhibit A-2, was rezoned from SF-A to the Maples at Springmill PUD (“Original PUD”). The Original PUD defaults to the underlying SF-A zoning and modifies it to permit single family detached dwellings. The Original PUD also establishes standards for minimum distance between dwellings, garage door offset, and building materials similar to Phase 1 of the Maples at Springmill subdivision.

The PUD expansion would reduce four (4) units from the approved development plan for the Maples at Springmill Subdivision in 2006 (0602-DP-01). Exhibit A-4 illustrates the proposed PUD expansion within Phase 2 of the Maples at Springmill Subdivision. The Property is currently approved for thirty (30) single-family attached dwellings. One two (2) unit single-family attached dwelling has already been constructed.

The PUD amendment also proposes to modify the building materials requirement to allow wood as an acceptable building material. Wood is a permitted building material in the SF-A District and other residential districts in the City of Westfield.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Comprehensive Plan identifies the Property as being located within the “Suburban Residential” land use classification. This classification recommends single family detached and attached residential dwellings in this area.

2. Current conditions and the character of current structures and uses.

Several detached homes have recently been built on the eastern portion of the Property, however, most of the land remains vacant.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that residential development is appropriate for the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on the surrounding property values.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

Staff Comments

Forward a positive recommendation for the Maples at Springmill PUD to the City Council.